



Document 2017 426

Book 2017 Page 426 Type 03 001 Pages 2

Date 2/06/2017 Time 11:07:55AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 54

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #105

Recorder's Cover Sheet

\$40,000

Preparer Information: (Name, address and phone number)

Thomas T. Tarbox, 309 Court Avenue, Suite 240, Des Moines, IA 50309, Phone:
(515) 875-4884

Taxpayer Information: (Name and complete address)

Patrick Minor, 210 Iowa Street, St. Marys, IA 50241

Return Document To: (Name and complete address)

Patrick Minor, 210 Iowa Street, St. Marys, IA 50241

Grantors:

Lowell Bence

Grantees:

Patrick Minor

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Lowell Bence, a single person

do hereby Convey to Patrick Minor

the following described real estate in Madison County, Iowa:

Lot 14, except the South 22 feet of the East 16 feet and 8 inches thereof, and all of Lot 13, in Block 4 of the Original Town of Truro, Madison County, Iowa

This deed is given in fulfillment of a real estate contract dated July 24, 2014, and recorded in Book 2014, page 1877 (or as Instrument _____) of the Madison County Records, and the warranties of this deed extend through the date of the contract only.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 24, 2014

Lowell Bence
Lowell Bence (Grantor)

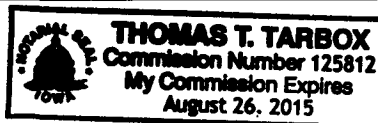
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 24th day of July, 2014, by Lowell Bence, a single person



Thomas T. Tarbox
Signature of Notary Public